

159.0

0005

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
853,000 / 853,000
853,000 / 853,000
853,000 / 853,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MARKERT PHILIP M/KERRY L	
Owner 2:	
Owner 3:	

Street 1: 145 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BERGER ALAN -

Owner 2: REITER ELAINE -

Street 1: 145 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

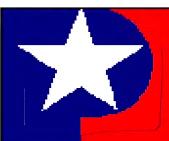
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	428,600	4,400	420,000	853,000		105594
							GIS Ref
							GIS Ref
							Insp Date
							06/12/18



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	105594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	428,600	4,400	6,000.	420,000	853,000		Year end	12/23/2021
2021	101	FV	416,200	4400	6,000.	420,000	840,600		Year End Roll	12/10/2020
2020	101	FV	425,700	4400	6,000.	420,000	850,100	850,100	Year End Roll	12/18/2019
2019	101	FV	318,700	4400	6,000.	420,000	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	318,700	4400	6,000.	354,000	677,100	677,100	Year End Roll	12/20/2017
2017	101	FV	318,700	4400	6,000.	324,000	647,100	647,100	Year End Roll	1/3/2017
2016	101	FV	309,300	5700	6,000.	276,000	591,000	591,000	Year End	1/4/2016
2015	101	FV	297,200	5700	6,000.	240,000	542,900	542,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGER ALAN	53212-596		7/16/2009		493,500	No	No		
MELLY THOMAS WI	37510-150		12/30/2002		408,000	No	No		
	7788-194		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2021	1307	Addition	262,950	O				
2/12/2018	154	Redo Bas	21,750	C				
8/24/2015	1152	Heat App	10,000		8/24/2015			Install heat, AC a
4/29/2015	413	Addition	125,400		4/28/2015			Remove existing ad
9/9/2014	1145	Manual	5,300		9/9/2014			Repairs to front e
9/9/2014	1145	Alterati	5,000					
5/9/2011	411	Redo Kit	47,680					& ADD HBTH & BUILD

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	BS	Barbara S
7/26/2016	Measured	PT	Paul T
7/26/2016	Left Notice	PT	Paul T
7/26/2016	Permit Visit	PT	Paul T
12/8/2008	Meas/Inspect	294	PATRIOT
3/6/2003	MLS	MM	Mary M
12/1/1999	Meas/Inspect	272	PATRIOT
7/22/1993		AS	
	Sign:		VERIFICATION OF VISIT NOT DATA

